

Unit 18011 Biscayne Blvd # 1601 - del Prado South

18011 Biscayne Blvd # 1601 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11478330
 Status: Active
 Size: 1,565 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$320,000
 List PPSF: \$204
 Valuated Price: \$300,000
 Valuated PPSF: \$192

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 313
 Number of active listings for rent: 0
 Number of active listings for sale: 20
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

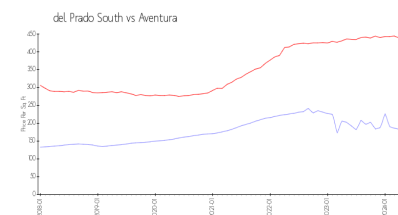
Building Association Information

Plaza Del Prado Condominium Association
 Address: 18071 Biscayne Blvd,
 Aventura, FL 33160
 Phone: +1 305-931-5643
 Plaza Del Prado Condominium Association
 18071 Biscayne Blvd
 Aventura, FL 33160
 (305) 682-7952
 +1 305-931-3544

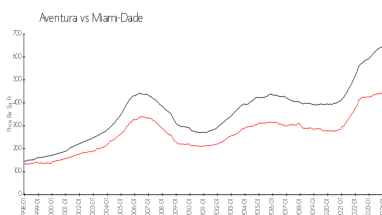
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,565 sq ft	Apr 2024	\$261,000	\$167
1205	1,605 sq ft	Feb 2024	\$290,000	\$181
302	1,251 sq ft	Feb 2024	\$230,000	\$184
905	1,605 sq ft	Jan 2024	\$355,000	\$221
PH04-4	1,605 sq ft	Dec 2023	\$330,000	\$206

Market Information



del Prado South: \$183/sq. ft.
 Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.



Inventory for Sale

del Prado South	6%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

del Prado South	75 days
Aventura	87 days
Miami-Dade	81 days